

D.C. Economic Indicators

January 2004 Volume 4, Number 4

Government of the District of Columbia

Dr. Natwar M. Gandhi, Chief Financial Officer

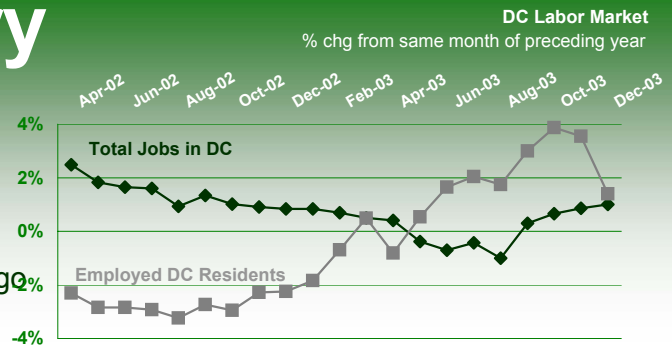
Dr. Julia Friedman, Deputy CFO for Revenue Analysis



Labor & Industry

➔ Jobs in D.C. for Dec. 2003 up 6,700 (1.0%) from 1 year ago

➔ District resident employment for Dec. 2003 down 3,500 (-1.3%) from 1 year ago



Labor Market ('000s): December 2003^a

	D.C.		Metro area	
	Level	1 yr. ch.	Level	1 yr. ch.
Employed residents	276.2	-3.5	2,759.0	47.0
Labor force	295.7	-2.7	2,843.4	42.0
Total wage and salary employment	672.0	6.7	2,864.8	38.5
Federal government	192.5	1.3	343.6	1.1
Local government	37.3	-0.8	298.3	9.3
Leisure & hospitality	49.6	1.3	236.9	2.5
Trade	22.3	0.2	348.0	4.8
Services	292.2	5.0	1,064.9	22.5
Other private	77.8	-0.6	573.1	-1.7
Unemployed	19.5	0.8	84.4	-5.0
New unempl. claims (state program)	1.9	-0.1		

Sources: U.S. Bureau of Labor Statistics (BLS) & D.C. Dept. of Employment Services (DOES)

^a not seasonally adjusted; preliminary

Private Employment ('000s): Dec. 2003

	1 yr. change		
	Level	Amt.	%
Manufacturing	2.8	-0.1	-3.4
Construction	12.8	0.5	4.1
Wholesale trade	4.3	-0.1	-2.3
Retail trade	18.0	0.3	1.7
Utilities & transport.	5.9	-0.7	-10.6
Publishing & other info.	25.0	-0.6	-2.3
Finance & insurance	19.8	0.0	0.0
Real estate	11.4	0.3	2.7
Legal services	36.5	1.2	3.4
Other profess. ser.	59.8	0.7	1.2
Empl. Serv. (incl. temp)	11.7	-0.2	-1.7
Mgmt. & oth. bus serv.	35.4	2.3	6.9
Education	37.1	0.2	0.5
Health care	55.8	1.0	1.8
Organizations	49.6	-0.2	-0.4
Accommodations	14.1	0.3	2.2
Food service	29.3	1.2	4.3
Amuse. & recreation	6.2	-0.2	-3.1
Other services	6.3	0.0	0.0
Total	441.9	5.9	1.4

^b Source: Smith Travel Research ^c Source: Metropolitan Washington Airports Authority & Maryland

Aviation Administration Authority ^d weighted average

Source: BLS. Details may not add to total due to rounding.

D.C. Hotel Industry^b

Dec. 2003	Amt.	1 yr. ch.
Occupancy Rate	48.4%	2.3
Avg. Daily Room Rate	\$131.62	\$2.92
# Available Rooms	26,110	520

Airport Passengers^c

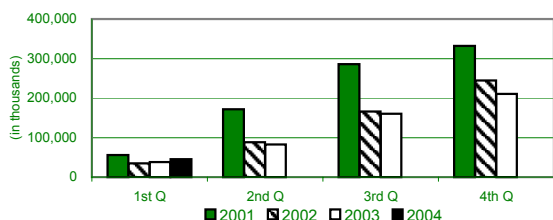
Dec. 2003	Amt. ('000)	1 yr. % ch.
Reagan	1,205.6	4.1
Dulles	1,446.5	-2.6
BWI	1,676.5	10.4
Total	4,328.6	4.0^d

Revenue

➔ FY 2004 (Oct.-Jan.) business income tax collections up 15.4% from 1 year ago

➔ FY 2004 (Oct.-Jan.) total tax collections up 7.5% from 1 year ago

Cumulative Business Income Tax Collections by Fiscal Year
(Corporation and Unincorporated Business Franchise Taxes)



^a Adjusted to exclude large one-time events and for changes in processing flows between FYs that distort current underlying economic trends. This does not, therefore, report actual year-over-year revenue growth for the budget.

^b Includes sales taxes allocated to the Convention Ctr.

*** Not meaningful due to payment timing or processing factors.

Note: Growth rates in some taxes reflect legislated changes in tax rates.

Adjusted General Fund Revenue Collections^a

	year-to-date % change	
	FY 2004 (Oct 03 - Jan 04)	FY 2003 (Oct 02 - Jan 03)
Property Taxes	***	***
General Sales ^b	1.5	7.7
Individual Income	5.5	-3.5
Business Income	15.4	-6.6
Utilities	9.0	14.3
Deed Transfer	52.4	47.1
All Other Taxes	37.4	-0.7
Total Tax Collections	7.5	3.5

Addenda:

Indiv. Inc. tax withholding for D.C. residents

Sales tax on hotels and restaurants allocated to Convention Center

Source: D.C. Office of Tax and Revenue and Office of Revenue Analysis

	-6.7	25.1
--	------	------

All data subject to revision.

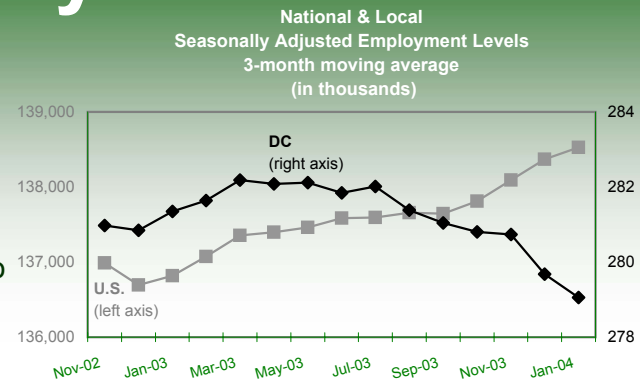
† Indicates data revised by stated source since previous D.C. Economic Indicators.

See past editions at <http://cfo.dc.gov>

People & Economy

➡ D.C. unemployment rate for Dec.: 7.0%, same as last month, up from 6.7% 1 year ago

➡ Home mortgage rate for Jan.: 5.7%, down from last month, down from 5.9% 1 year ago



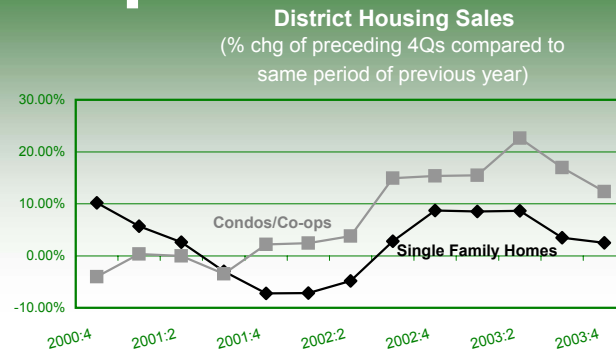
U.S. GDP			% change for yr. ending		CPI		% change for yr. ending		D.C. Population			
Source: BEA			4 th Q 2003	3 rd Q 2003	Source: BLS		Jan. 2004	Nov. 2003	Source: Census		Level	1 yr. ch.
Nominal			5.9	5.4	U.S.		1.9	1.8	Estimate for:			
Real			4.3	3.6	D.C./Balt. metro area		2.2	2.4	July 1, 2000		571,437	1,224
Personal Income ^a									July 1, 2001		572,716	1,279
Source: BEA			% change for yr. ending		Unemployment Rate ^c				July 1, 2002		569,157	-3,559
Total Personal Income			3 rd Q 2003	2 nd Q 2003	Source: BLS		Dec. 2003	Nov. 2003	July 1, 2003		563,384	-5,773
U.S.			3.6	3.0	U.S.		5.7	5.9	Components of Change from July 1, 2002			
D.C.			2.7	2.4	D.C.		7.0 [†]	7.0 [†]	Natural	Births	7,910	Total
Wage & Salary Portion of Personal Income					Interest Rates				Deaths		6,164	1,746
U.S.			2.3	1.8	Source: Federal Reserve		Jan. 2004	Dec. 2004	Net Migr.		Net Int'l	4,180
Earned in D.C.			0.7	0.4	1-yr. Treasury		1.2	1.3	Net Dom.		(11,837)	(7,657)
Earned by D.C. res'd ^b			1.7	1.4	Conv. Home Mortgage		5.7	5.9	Net Change ^d		(5,773)	

^a Nominal ^b estimated ^c seasonally adjusted ^d Includes federal resident employee movement (military/civilian) and the statistical residual

Housing & Office Space

➡ Single family homes sales for 4th Q 2003 increased 2.5% from 1 year ago

➡ Office space under construct. in 4th Q 2003 down 23.7% from 3rd Q 2002



Housing Sales			D.C. Housing Permits Issued			D.C. Commercial Office Space		
Source: MRIS ^a			Source: U.S. Census Bureau			Source: Delta Associates		
4 Qs ending			4 Qs ending			4 th Q 2003		
1 yr. % ch.			1 yr. ch.			1 qtr. ch.		
Completed contracts			4 th Q 2003			Vacancy Rate (%)		
Single family			Total housing units			Excl. sublet space		
Condo/Co-op			Single family			Incl. sublet space		
Prices (\$000)			Multifamily (units)					
Single family			Class A Market Rate Apt. Rentals ^d			Inventory Status ^e		
Median ^b			Source: Delta Associates			4 th Q 2003		
Average ^c			4 th Q 2003			1 qtr. ch.		
Condo/Co-op			Apartment units currently			Leased space ^f		
Median ^b			under construction			Occupied space ^g		
Average ^c			Add'l planned units likely			Under construction		
			within next 36 months			or renovation		

^a Metropolitan Regional Information System as reported by the Greater Capital Area Association of Realtors ^b Median for Dec. ^c 4th quarter average

^d Investment grade units, as defined by Delta ^e In million square feet ^f Calculated from vac. rate excl. sublet ^g Calculated from vac. rate incl. sublet